

**TOWN OF WEBSTER, NEW HAMPSHIRE**  
***Zoning Board of Adjustment***  
**945 Battle Street/Rte. 127**  
**Webster, NH 03303**  
**Tel. (603) 648-2272**

**Zoning Board of Adjustment Minutes September 11, 2012**

**Case No.: 12-05 Application for a Special Exception to Article V.**  
**Section 7.A. Setbacks from Jeff & Kittie Weber of**  
**164 Roby Road; Tax Map 4 Lot 80**  
**in order to build an attached garage no closer**  
**than 25 feet from the property line.**

Members present: Chairman Marty Bender, David Barnes and Bob Drown, Jr.;  
Alternates – Secretary, Jaye Terrazzano.

Prior to convening the meeting, Chairman Bender explained to the applicant, Jeff Weber, that because of only having three members and an alternate present, the applicant had the choice of continuing the hearing until next month or he could proceed as planned. Although, there were enough members for a quorum, if the vote became tied at 2-2 then Mr. Weber would not be approved and he could appeal. Mr. Weber opted to proceed as scheduled.

**7:06 pm:** Chairman Bender opened the public hearing. Secretary Terrazzano took attendance and then read the application. Chairman Bender explained the procedure to Mr. Weber and invited him to tell the Board exactly what he wanted to do.

Mr. Weber passed out "Google Earth" satellite photos of his house to members of the Board. He then introduced himself to the Board and expressed his appreciation for the opportunity to present his proposed construction plan. He did explain his wife was not in attendance because she was teaching at a local college.

Mr. Weber explained the dimensions and construction of the intended attached garage with an enclosed breezeway. The garage is designed to accommodate two vehicles in the front portion. The area in the rear will be used for storage only. An unfinished area in the rafters can also be used for storage. The structure will be built upon a concrete foundation. There will be a double door on the front and on each side of the rear there will be access doors. Member Drown asked Mr. Weber if he had any intent of using the upstairs of the garage as living space. Mr. Weber stated "No, none at all." Mr. Weber pointed out on the diagram that the proposed garage will not present an issue with the existing septic system, leach field or well site. The boundary the Weber's are seeking the setback special exception from is their rear boundary with the abutting property of over 130 acres of undeveloped land. A brief discussion ensued between Mr. Weber and the Board.

Chairman Bender asked the Board if they had anymore questions, which they did not. Member Drown stated he thought the Webers did an excellent job with their application and presentation.

Chairman bender asked if anyone wished to speak in favor or in opposition. There were no abutters in attendance thence no responses.

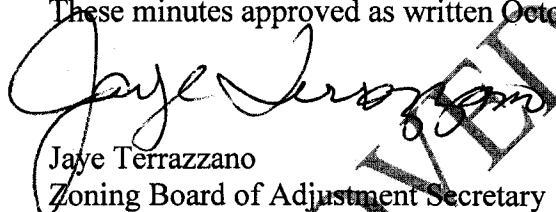
**7:24 pm:** Chairman Bender closed the testimony and opened the hearing for Board discussion. Chairman Bender stated that he felt there was no reason to deny the application. Member Drown agreed. Member Barnes made a motion to approve the request for the Special Exception; seconded by Member Drown; passed by the Board unanimously.

**7:25 pm:** The public hearing was adjourned.

The Board then addressed the draft minutes from the August 14<sup>th</sup> meeting. Secretary Jaye Terrazzano made a motion to accept the minutes as written; seconded by Member Barnes and passed unanimously by the Board.

The meeting was adjourned at 7:26 pm.

These minutes approved as written October 9, 2012

  
Jaye Terrazzano  
Zoning Board of Adjustment Secretary

# ZONING BOARD OF APPEALS ATTENDANCE SHEET

Jaye

TYPE OF HEARING

PERSON/PARTY REQUESTING THE HEARING

Special Exception

Jeffrey & Kittie Weber  
164 Roby Road  
Map 4 Lot 80

ATTENDANCE

VOTING

	(P) present, (A) absent (C) conflict of interest	<u>In favor</u>	<u>Against</u>
MARTY BENDER	<u>P</u>	<u>✓</u>	<u>      </u>
ROBERT DROWN, JR.	<u>P</u>	<u>✓</u>	<u>      </u>
DAVID BARNES	<u>P</u>	<u>✓</u>	<u>      </u>
DON KOBERSKI	<u>A</u>	<u>-</u>	<u>      </u>
BARBARA CORLISS	<u>Excused</u>	<u>-</u>	<u>      </u>
JAYE BOWE (ALT.1)	<u>P</u>	<u>✓</u>	<u>      </u>
NORMANDIE BLAKE (ALT.2)	<u>A</u>	<u>-</u>	<u>      </u>
GUY LAROCHELLE (ALT.3)	<u>A</u>	<u>-</u>	<u>      </u>
MEG LAVALLEY (ALT.4)	<u>A</u>	<u>-</u>	<u>      </u>
PAUL SILBERMAN (ALT.5)	<u>A</u>	<u>✓</u>	<u>      </u>

Was the hearing recorded: (YES) NO

Date and approximate time of hearing: 11 Sept 12 @ 7pm

# VISITOR ATTENDANCE SHEET

Meeting: ☐ Webster Planning Board ☒ Webster Zoning Board

Date: 9/11/2012

Name

JEFF WEBER

Role (Applicant? Abutter? Resident? Affiliation?)

APPLICANT SPECIAL EXEMPTION

7:30